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## High-end apartment with terrace and garage

Gironde , Nouvelle Aquitaine



# €699,000

inc. of agency fees

3 Beds      1 Baths      93.61 sqm

Located on the 1st floor of a building with three apartments, this luxury apartment offers an ideal living environment, combining comfort, modernity and...

### At a Glance

<b>Reference</b>	MFH-EAB1966EABX	<b>Near to</b>	Bordeaux	<b>Price</b>	€699,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	93.61 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the 1st floor of a building with three apartments, this luxury apartment offers an ideal living environment, combining comfort, modernity and a privileged location.

The location is ideal, in the immediate vicinity of shops, buses and the tram, making everyday life easier.

The apartment consists of a master suite with private shower room and toilet, two additional bedrooms with cupboards, a bathroom, a fully equipped kitchen and a large bright living room.

Outside, you will enjoy a beautiful 18 sqm terrace, ideal for relaxing. A private garage completes this property.

The co-ownership charges amount to approximately EUR41.67 per month (or EUR500 per year), for a co-ownership of 5 lots without any procedure in progress.

ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR460 and EUR660/year.

Laura Gaillard (EI) : /

Condominiums of 5 units

Annual expenses : 130 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€699,000

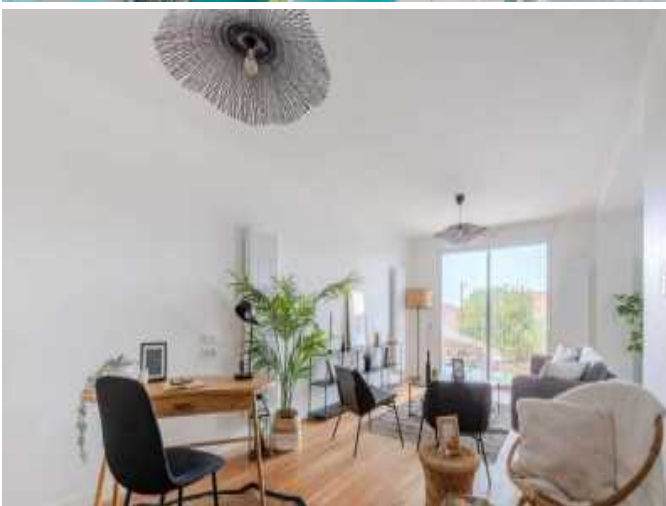
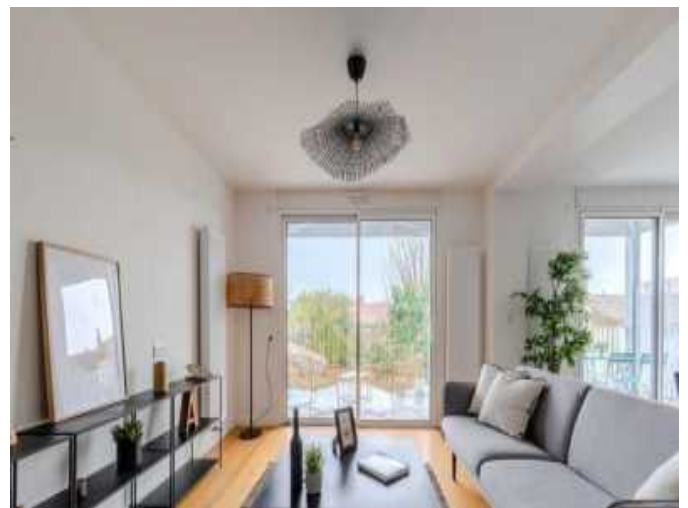
## Key Information

Internal Area:	93.61 sqm
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## Location: Nouvelle Aquitaine



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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